

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
APRIL 16, 2018  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. March 19, 2018**

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

12

**CONSENT - ITEMS FOR DEFERRAL**

11, 21

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

- |                    |   |
|--------------------|---|
| <b>2. TA-3-18</b>  | <b>Chapter 8, Traditional Neighborhood Development</b> To repeal and replace Section 8.217, Traditional Neighborhood Development, of the Unified Development Code.<br><i>Related to the next item</i> |
| <b>3. TND-1-07</b> | <b>Phase 1C Revision 1, Rouzan Final Development Plan (Deferred from March 19 by the Planning Director)</b> A proposed revision to provide three retail   |

buildings and one mixed use building with a parking garage on property located South of Perkins Road, east of Glasgow Avenue, on Lot RZ-4 and a portion of Lot RZ-3 of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

***This is related to the previous item but only requires Planning Commission approval***

4. **Case 1-18 1210 and 1220 O'Neal Lane** To rezone from Rural (R) to Light Commercial (LC2) on property located on the west side of O'Neal Lane, to the north of Riverdale Avenue East, on Tract X-8-A-1-A-1 of Five L Development Corporation Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
5. **Case 17-18 7171 Highland Road** To rezone from Single Family Residential (A1) to Neighborhood Commercial (NC) on property located on the north side of Highland Road, at the northeast quadrant of the intersection of Highland Road and Seyburn Drive, on Lot 8-A of Territo Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
6. **Case 18-18 203, 232, and 234 Little John Drive** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Little John Drive, south of Florida Boulevard, on Lot 30, Lot 29, and a portion of Lot 28 of North Sherwood Forest Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)
7. **Case 20-18 101 West State Street** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of West State Street, at the southwest quadrant of the intersection of Highland Road and West State Street, on a portion of Lot 18-A of Campanile View. Section 54, T8S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
8. **Case 21-18 7600 Innovation Park Drive** To rezone from Rural to Light Commercial Two (LC2) on property located on the south side of Innovation Park Drive, at the southwest quadrant of the intersection of Innovation Park Drive and Gulf South Parkway, on Tract Y-2-B-2-A-1-A of Baton Rouge Area Foundation Property. Section 77, T7S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
9. **ISPUD-2-18 Villas at Red Stick (formerly being a portion of ISPUD 4-09 Red Stick Lofts II)** A proposed medium density single family residential development located on the north side of Old Hammond Highway, to the east of Airline Highway, on Lots 7-22 and Parcel C of the Red Stick Lofts Subdivision, and Lot 9 of Hillcrest Acres Subdivision. Section 85 & 87, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

- 10. PUD-1-04     The Park at Willow Grove, The Settlement at Willow Grove Final Development Plan (Deferred from February 19 by the Planning Director and from March 19 by Councilmember Watson)** Proposed amenities clubhouse and pool with parking lot on property located to the north of the intersection of Lane's End and Willow Grove Boulevard, on Tract CH-1 of the Settlement of Willow Grove, Phase II, 3<sup>rd</sup> Filing, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)  
***This case is related to the next item***
- 11. PUD-1-04     Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan (Deferred from February 19 by the Planning Director and from March 19 by Councilmember Watson)** A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson) [Application](#)  
***This case is related to the previous item***

**Deferred to May 21 by the Planning Director**
- 12. PUD-2-00     Whataburger, Burbank University Final Development Plan (Deferred from March 19 by the Planning Director)** A proposed restaurant with drive thru located on property at the south side of Burbank Drive and west of Ben Hur Road on Tract C-1-A-1-A-3-C-1 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)  
**Withdrawn by the applicant on March 22, 2018**
- 13. PUD-4-09     Tract A-1-A-3-A-1-B, Long Farm Final Development Plan** A proposed two building commercial development located north of Airline Highway and east of Antioch Road, on Tract A-1-A-3-A-1-B, being a portion of the Russell Long Property. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
- 14. CUP-1-18     BNC Jefferson Office Park, Building 1 (6651 and 6673 Jefferson Highway) (Deferred from February 19 for 60 days by the Planning Commission)** To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-D, and parking on a portion of Lot 5-B, Lot 5-C, and Lot 5-D, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
- 15. CUP-2-18     BNC Jefferson Office Park, Building 2 (6651 and 6673 Jefferson Highway) (Deferred from February 19 for 60 days by the Planning Commission)** To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-C, and parking on a portion of Lot 5-B, Lot 5-C, and Lot 5-D, Block 30

of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)

16. **CUP-3-18** **BNC Jefferson Office Park, Building 3 (6651 and 6673 Jefferson Highway) (Deferred from February 19 for 60 days by the Planning Commission)** To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-B, and parking on a portion of Lot 5-A, Lot 5-B and Lot 5-C, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA. (Council District 11-Watson) [Application](#)
17. **CUP-4-18** **BNC Jefferson Office Park, Building 4 (6651 and 6673 Jefferson Highway) (Deferred from February 19 for 60 days by the Planning Commission)** To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with a building being located on Lot 5-A, and parking allocated on a portion of Lot 5-B and Lot 5-C, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
18. **CUP-6-09** **St. George parking lot addition** A proposed additional parking lot located to the west side of Siegen Lane, south of Kinglet Drive, on Lot 15 of Audubon Terrace Subdivision, 1<sup>st</sup> Filing. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
19. **CUP-2-13** **United Christian Faith Ministries Gymnasium Center (9229 North Ridgewood Drive) (Deferred from February 19 by the Planning Director and from March 19 by Councilmember Green)** A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive, on Lot 11-A of the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green) [Application](#)
20. **S-1-18** **Inniswold Oaks** A proposed subdivision of property located on the east side of Inniswold Road, south of Oliphant Road, on Lots 152 and 153-A of Inniswold Estates, Section One. (Council District 11-Watson) [Application](#)
21. **SS-1-18** **J. P. Creaghan Property (Deferred from March 19 by the Planning Director)** A proposed five lot subdivision, and dedication of a private street, located to the west of Puligny Avenue, north of Hoo Shoo Too Road, on Tract Z-1-C of the J. P. Creaghan Property (Council District 9-Hudson) [Application](#)  
**Deferred to May 21 by Councilmember Hudson**
22. **SP-4-18** **Element by Westin (8649 Summa Avenue)** A proposed hotel over 50,000 square feet on property located on the north side of Summa Avenue, west of Bluebonnet Boulevard, on Tract B-2-A-1 of the Lawrence N. Messina Property (Council District 11-Watson) [Application](#)
23. **SP-5-18** **Royal Palms Apartments** A proposed multi-family development with over 100 units, located east of the intersection of Airline Highway and Daradele

Avenue, on Tracts A and A-1 formerly a portion Lot 52 of Inniswold Estates,  
Section 1. (Council District 11-Watson) [Application](#)

**24. Request to initiate text amendments**

- A. Chapter 17 (Parking and Loading)** To address deficiencies in the current ordinance
- B. Chapter 4 (Permits and Final Plat Approval)** To ensure uniform notification areas

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

- **Report from the Planning Commission Liaison to the Recreation and Park Commission for the Parish of East Baton Rouge (BREC)**

**ADJOURN**